

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

PHA Plans

5 Year Plan for Fiscal Years 2008 – 2012

Annual Plan for Fiscal Year 2008

**NOTE: THIS PHA PLANS TEMPLATE (HUD 50075) IS TO BE COMPLETED IN
ACCORDANCE WITH INSTRUCTIONS LOCATED IN APPLICABLE PIH NOTICES**

PHA Plan Agency Identification

PHA Name: Union City Housing Authority

PHA Number: NJ 026

PHA Fiscal Year Beginning: (mm/yyyy) July 2008

PHA Programs Administered:

☒ **Public Housing and Section 8** ☐ **Section 8 Only** ☐ **Public Housing Only**
Number of public housing units: 455 Number of S8 units: Number of public housing units:
Number of S8 units: 646

☐ **PHA Consortia:** (check box if submitting a joint PHA Plan and complete table)

Participating PHAs	PHA Code	Program(s) Included in the Consortium	Programs Not in the Consortium	# of Units Each Program
Participating PHA 1:				
Participating PHA 2:				
Participating PHA 3:				

Public Access to Information

Information regarding any activities outlined in this plan can be obtained by contacting: (select all that apply)

- ☒ Main administrative office of the PHA
- ☐ PHA development management offices
- ☐ PHA local offices

Display Locations For PHA Plans and Supporting Documents

The PHA Plans (including attachments) are available for public inspection at: (select all that apply)

- ☒ Main administrative office of the PHA
- ☐ PHA development management offices
- ☐ PHA local offices
- ☐ Main administrative office of the local government
- ☐ Main administrative office of the County government
- ☐ Main administrative office of the State government
- ☐ Public library

- ☐ PHA website
- ☐ Other (list below)

PHA Plan Supporting Documents are available for inspection at: (select all that apply)

- ☒ Main business office of the PHA
- ☐ PHA development management offices
- ☐ Other (list below)

5-YEAR PLAN
PHA FISCAL YEARS 2008 - 2012
[24 CFR Part 903.5]

A. Mission

State the PHA's mission for serving the needs of low-income, very low income, and extremely low-income families in the PHA's jurisdiction. (select one of the choices below)

- ☒ The mission of the PHA is the same as that of the Department of Housing and Urban Development: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.
- ☐ The PHA's mission is: (state mission here)

B. Goals

The goals and objectives listed below are derived from HUD's strategic Goals and Objectives and those emphasized in recent legislation. PHAs may select any of these goals and objectives as their own, or identify other goals and/or objectives. Whether selecting the HUD-suggested objectives or their own, **PHAS ARE STRONGLY ENCOURAGED TO IDENTIFY QUANTIFIABLE MEASURES OF SUCCESS IN REACHING THEIR OBJECTIVES OVER THE COURSE OF THE 5 YEARS.** (Quantifiable measures would include targets such as: numbers of families served or PHAS scores achieved.) PHAs should identify these measures in the spaces to the right of or below the stated objectives.

HUD Strategic Goal: Increase the availability of decent, safe, and affordable housing.

- ☒ PHA Goal: Expand the supply of assisted housing
Objectives:
- ☒ Apply for additional rental vouchers: **500**
 - ☒ Reduce public housing vacancies: **to a zero**
 - ☒ Leverage private or other public funds to create additional housing opportunities: **dollar for dollar**
 - ☒ Acquire or build units or developments
 - ☒ Other (list below)
 - **Through a partnership with private developers, the Authority has placed 44 families in newly constructed housing.**
 - **The Authority further intends to construct additional affordable units at a PHA owned site adjacent to its senior housing site.**
 - **The Authority is also considering the use of CFP bond leveraging funds to acquire land and construct additional housing thereon.**
- ☒ PHA Goal: Improve the quality of assisted housing
Objectives:
- ☒ Improve public housing management: (PHAS score) **to 100%**
 - ☒ Improve voucher management: (SEMAP score) **to 100%**

- ☒ Increase customer satisfaction: **to 100%**
- ☒ Concentrate on efforts to improve specific management functions:
(list; e.g., public housing finance; voucher unit inspections) **achieve and maintain 100% voucher unit inspection level**
- ☒ Renovate or modernize public housing units: **100% units in need of same**
- ☐ Demolish or dispose of obsolete public housing:
- ☐ Provide replacement public housing:
- ☐ Provide replacement vouchers:
- ☐ Other: (list below)

- ☒ PHA Goal: Increase assisted housing choices
Objectives:
 - ☒ Provide voucher mobility counseling: **to 100% of participants in need of same**
 - ☒ Conduct outreach efforts to potential voucher landlords
 - ☒ Increase voucher payment standards **as required by market conditions**
 - ☐ Implement voucher homeownership program:
 - ☐ Implement public housing or other homeownership programs:
 - ☐ Implement public housing site-based waiting lists:
 - ☐ Convert public housing to vouchers:
 - ☒ Other: (list below)

Set aside 20% of tenant-based vouchers for project-based use

HUD Strategic Goal: Improve community quality of life and economic vitality

- ☒ PHA Goal: Provide an improved living environment
Objectives:
 - ☒ Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments: **where necessary**
 - ☒ Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments: **where necessary**
 - ☒ Implement public housing security improvements: **100% as needed**
 - ☐ Designate developments or buildings for particular resident groups (elderly, persons with disabilities)
 - ☐ Other: (list below)

HUD Strategic Goal: Promote self-sufficiency and asset development of families and individuals

- ☒ PHA Goal: Promote self-sufficiency and asset development of assisted households

Objectives:

- ☒ Increase the number and percentage of employed persons in assisted families: **assist the remaining 30% of families still on public assistance**
- ☒ Provide or attract supportive services to improve assistance recipients' employability: **by 100%**
- ☒ Provide or attract supportive services to increase independence for the elderly or families with disabilities.
- ☒ Other: (list below)
The PHA intends to continue its acclaimed Campus of Learners Program

HUD Strategic Goal: Ensure Equal Opportunity in Housing for all Americans

- ☒ PHA Goal: Ensure equal opportunity and affirmatively further fair housing
Objectives:
 - ☒ Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability: **100% accessibility**
 - ☒ Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion national origin, sex, familial status, and disability: **100% effort**
 - ☒ Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required: **100% effort**
 - ☐ Other: (list below)

Other PHA Goals and Objectives: (list below)

Annual PHA Plan
PHA Fiscal Year 2008
[24 CFR Part 903.7]

i. Annual Plan Type:

Select which type of Annual Plan the PHA will submit.

- ☒ **Standard Plan**
- ☐ **Troubled Agency Plan**

ii. Executive Summary of the Annual PHA Plan

[24 CFR Part 903.7 9 (r)]

Provide a brief overview of the information in the Annual Plan, including highlights of major initiatives and discretionary policies the PHA has included in the Annual Plan.

SEE ATTACHMENT A

iii. Annual Plan Table of Contents

[24 CFR Part 903.7 9 (r)]

Provide a table of contents for the Annual Plan, including attachments, and a list of supporting documents available for public inspection.

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Attachments

Indicate which attachments are provided by selecting all that apply. Provide the attachment's name (A, B, etc.) in the space to the left of the name of the attachment. Note: If the attachment is provided as a **SEPARATE** file submission from the PHA Plans file, provide the file name in parentheses in the space to the right of the title.

Required Attachments:

- ☒ (I) Admissions Policy for Deconcentration
- ☒ (D) FY 2008 Capital Fund Program Annual Statement
- ☐ Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)
- ☒ (G) List of Resident Advisory Board Members
- ☒ (H) List of Resident Board Member
- ☒ (N) Community Service Description of Implementation

- ☒ (M) Information on Pet Policy
☐ Section 8 Homeownership Capacity Statement, if applicable
☐ Description of Homeownership Programs, if applicable

Optional Attachments:

- ☒ (J) PHA Management Organizational Chart
☒ (E) FY 2008 Capital Fund Program 5 Year Action Plan
☐ Public Housing Drug Elimination Program (PHDEP) Plan
☒ (F) Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text)
☒ Other (List below, providing each attachment name)
A Executive Summary
B Five Year Plan: Progress Statement
C Summary of Policy and Program Changes
D (see above)
E (see above)
F (see above)
G Membership of the Resident Advisory Board
H Resident Membership on the PHA Governing Board
I Admissions Policy for Deconcentration
J (see above)
K Consistency with Consolidated Plan
L PHA Criteria for Amendments to Plan
M Summary of Pet Policy
N Community Service Requirements
O Follow-Up Plan: Communications
P Follow-Up Plan: Safety
Q Follow-Up Plan: Neighborhood Appearance
R FSS Action Plan
S CFP Bond Leveraging Program P&E Report

Supporting Documents Available for Review

Indicate which documents are available for public review by placing a mark in the "Applicable & On Display" column in the appropriate rows. All listed documents must be on display if applicable to the program activities conducted by the PHA.

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
X	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
X	Fair Housing Documentation: Records reflecting that the PHA has examined its programs	5 Year and Annual Plans

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions' initiatives to affirmatively further fair housing that require the PHA's involvement.	
X	Consolidated Plan for the jurisdiction/s in which the PHA is located (which includes the Analysis of Impediments to Fair Housing Choice (AI)) and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
X	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources;
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public Housing Deconcentration and Income Mixing Documentation: 1. PHA board certifications of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/99 <i>Quality Housing and Work Responsibility Act Initial Guidance; Notice</i> and any further HUD guidance) and 2. Documentation of the required deconcentration and income mixing analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the methodology for setting public housing flat rents <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Schedule of flat rents offered at each public housing development <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Section 8 rent determination (payment standard) policies <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance
X	Public housing grievance procedures <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures	Annual Plan: Grievance

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	<input type="checkbox"/> check here if included in Section 8 Administrative Plan	Procedures
X	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
X	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	Annual Plan: Capital Needs
	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans or any other approved proposal for development of public housing	Annual Plan: Capital Needs
	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 026 of the 1996 HUD Appropriations Act	Annual Plan: Conversion of Public Housing
	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
	Policies governing any Section 8 Homeownership program <input type="checkbox"/> check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
X	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
X	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
	The most recent Public Housing Drug Elimination Program (PHDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention
X	The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)
X	PET POLICY	Annual Plan: Pet Policy
X	COMMUNITY SERVICE REQUIREMENTS (INCORPORATED IN ADMISSIONS & OCCUPANCY POLICY)	Annual Plan: Community Service

1. Statement of Housing Needs

[24 CFR Part 903.7 9 (a)]

A. Housing Needs of Families in the Jurisdiction/s Served by the PHA

Based upon the information contained in the Consolidated Plan/s applicable to the jurisdiction, and/or other data available to the PHA, provide a statement of the housing needs in the jurisdiction by completing the following table. In the "Overall" Needs column, provide the estimated number of renter families that have housing needs. For the remaining characteristics, rate the impact of that factor on the housing needs for each family type, from 1 to 5, with 1 being "no impact" and 5 being "severe impact." Use N/A to indicate that no information is available upon which the PHA can make this assessment.

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford- ability	Supply	Quality	Access- ibility	Size	Loca- tion
Income <= 30% of AMI	3947	5	5	4	5	4	3
Income >30% but <=50% of AMI	2660	5	5	4	5	4	3
Income >50% but <80% of AMI	3557	4	4	4	4	4	3
Elderly	689	4	4	4	4	3	3
Families with Disabilities	NOT AVAIL	5	4	4	5	3	3
Race/Ethnicity – white	3233	3	4	4	4	3	3
Race/Ethnicity – Black (Non- Hispanic)	264	4	4	4	4	4	3
Race/Ethnicity – Hispanic	12,364	4	4	4	4	4	3
Race/Ethnicity - Native American, Asian & Other	240	3	4	4	4	3	3

What sources of information did the PHA use to conduct this analysis? (Check all that apply; all materials must be made available for public inspection.)

- ☒ Consolidated Plan of the Jurisdiction/s
Indicate year: 1999
- ☒ U.S. Census data: the Comprehensive Housing Affordability Strategy
("CHAS") dataset
- ☐ American Housing Survey data
Indicate year:
- ☐ Other housing market study

Indicate year:

☒ Other sources: (list and indicate year of information)

1994 Master Plan for the City of Union City, 1998 Strategic Neighborhood Plan

B. Housing Needs of Families on the Public Housing and Section 8 Tenant- Based Assistance Waiting Lists

State the housing needs of the families on the PHA's waiting list/s. **Complete one table for each type of PHA-wide waiting list administered by the PHA.** PHAs may provide separate tables for site-based or sub-jurisdictional public housing waiting lists at their option.

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input type="checkbox"/>	Section 8 tenant-based assistance		
<input checked="" type="checkbox"/>	Public Housing		
<input type="checkbox"/>	Combined Section 8 and Public Housing		
<input type="checkbox"/>	Public Housing Site-Based or sub-jurisdictional waiting list (optional)		
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	3086		26
Extremely low income <=30% AMI	2316	75.05%	
Very low income (>30% but <=50% AMI)	565	18.31%	
Low income (>50% but <80% AMI)	205	6.64%	
Families with children	1379	44.69%	
Elderly families	942	30.52%	
Families with Disabilities	62	2.09%	
Race/ethnicity – WHITE/NON-HISPANIC	319	10.34%	
Race/ethnicity – BLACK/NON-HISPANIC	18	0.58%	
Race/ethnicity –	2739	88.76%	

Housing Needs of Families on the Waiting List			
HISP.			
Race/ethnicity - OTHER	10	0.32%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	1389	45%	
2 BR	1420	46%	
3 BR	247	8%	
4 BR	30	1%	
5 BR			
5+ BR			
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes If yes: How long has it been closed (# of months)? Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			

Housing Needs of Families on the Waiting List			
Waiting list type: (select one) <input checked="" type="checkbox"/> Section 8 tenant-based assistance <input type="checkbox"/> Public Housing <input type="checkbox"/> Combined Section 8 and Public Housing <input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional) If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	188		75
Extremely low income <=30% AMI	128	68.09%	
Very low income (>30% but <=50% AMI)	44	23.40%	
Low income (>50% but <80% AMI)	16	8.51%	
Families with	116	61.70%	

Housing Needs of Families on the Waiting List			
children			
Elderly families	33	14.89%	
Families with Disabilities	8	4.25%	
Race/ethnicity – BLACK/NON-HISPANIC	9	4.78%	
Race/ethnicity – WHITE/NON-HISPANIC	7	3.73%	
Race/ethnicity – HISP.	171	90.96%	
Race/ethnicity - OTHER	1	0.53%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	NA		
2 BR			
3 BR			
4 BR			
5 BR			
5+ BR			
Is the waiting list closed (select one)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes If yes: How long has it been closed (# of months)? 43 MONTHS Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			

C. Strategy for Addressing Needs

Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list **IN THE UPCOMING YEAR**, and the Agency's reasons for choosing this strategy.

(1) Strategies

Need: Shortage of affordable housing for all eligible populations

Strategy 1. Maximize the number of affordable units available to the PHA within its current resources by:

Select all that apply

- ☒ Employ effective maintenance and management policies to minimize the number of public housing units off-line
- ☒ Reduce turnover time for vacated public housing units
- ☒ Reduce time to renovate public housing units
- ☐ Seek replacement of public housing units lost to the inventory through mixed finance development
- ☐ Seek replacement of public housing units lost to the inventory through section 8 replacement housing resources
- ☒ Maintain or increase section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction
- ☒ Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required
- ☒ Maintain or increase section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
- ☒ Maintain or increase section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program
- ☒ Participate in the Consolidated Plan development process to ensure coordination with broader community strategies
- ☐ Other (list below)

Strategy 2: Increase the number of affordable housing units by:

Select all that apply

- ☒ Apply for additional section 8 units should they become available
- ☒ Leverage affordable housing resources in the community through the creation of mixed - finance housing
- ☒ Pursue housing resources other than public housing or Section 8 tenant-based assistance.
- ☐ Other: (list below)

Need: Specific Family Types: Families at or below 30% of median

Strategy 1: Target available assistance to families at or below 30 % of AMI

Select all that apply

- ☐ Exceed HUD federal targeting requirements for families at or below 30% of AMI in public housing
- ☐ Exceed HUD federal targeting requirements for families at or below 30% of AMI in tenant-based section 8 assistance
- ☒ Employ admissions preferences aimed at families with economic hardships
- ☒ Adopt rent policies to support and encourage work
- ☐ Other: (list below)

Need: Specific Family Types: Families at or below 50% of median

Strategy 1: Target available assistance to families at or below 50% of AMI

Select all that apply

- ☒ Employ admissions preferences aimed at families who are working
- ☒ Adopt rent policies to support and encourage work
- ☐ Other: (list below)

Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:

Select all that apply

- ☐ Seek designation of public housing for the elderly
- ☒ Apply for special-purpose vouchers targeted to the elderly, should they become available
- ☐ Other: (list below)

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:

Select all that apply

- ☐ Seek designation of public housing for families with disabilities
- ☒ Carry out the modifications needed in public housing based on the section 504 Needs Assessment for Public Housing
- ☒ Apply for special-purpose vouchers targeted to families with disabilities, should they become available
- ☒ Affirmatively market to local non-profit agencies that assist families with disabilities
- ☐ Other: (list below)

Need: Specific Family Types: Races or ethnicities with disproportionate housing needs

Strategy 1: Increase awareness of PHA resources among families of races and ethnicities with disproportionate needs:

Select if applicable

- ☒ Affirmatively market to races/ethnicities shown to have disproportionate housing needs
- ☐ Other: (list below)

Strategy 2: Conduct activities to affirmatively further fair housing

Select all that apply

- ☒ Counsel section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units
- ☒ Market the section 8 program to owners outside of areas of poverty /minority concentrations
- ☐ Other: (list below)

Other Housing Needs & Strategies: (list needs and strategies below)**(2) Reasons for Selecting Strategies**

Of the factors listed below, select all that influenced the PHA's selection of the strategies it will pursue:

- ☒ Funding constraints
- ☐ Staffing constraints
- ☒ Limited availability of sites for assisted housing
- ☒ Extent to which particular housing needs are met by other organizations in the community
- ☒ Evidence of housing needs as demonstrated in the Consolidated Plan and other information available to the PHA
- ☒ Influence of the housing market on PHA programs
- ☒ Community priorities regarding housing assistance
- ☒ Results of consultation with local or state government
- ☒ Results of consultation with residents and the Resident Advisory Board
- ☐ Results of consultation with advocacy groups
- ☐ Other: (list below)

2. Statement of Financial Resources

[24 CFR Part 903.7 9 (b)]

List the financial resources that are anticipated to be available to the PHA for the support of Federal public housing and tenant-based Section 8 assistance programs administered by the PHA during the Plan year. Note: the table assumes that Federal public housing or tenant based Section 8 assistance grant funds are expended on eligible purposes; therefore, uses of these funds need not be stated. For other funds, indicate the use for those funds as one of the following categories: public housing operations, public housing capital improvements, public housing safety/security, public housing supportive services, Section 8 tenant-based assistance, Section 8 supportive services or other.

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2004 grants)		

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
a) Public Housing Operating Fund	1,754,700	
b) Public Housing Capital Fund	821,695	
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance	4,555,200	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)		
g) Resident Opportunity and Self-Sufficiency Grants		
h) Community Development Block Grant		
i) HOME		
Other Federal Grants (list below)		
2. Prior Year Federal Grants (unobligated funds only) (list below)		
3. Public Housing Dwelling Rental Income	1,753,900	PUBLIC HOUSING OPERATIONS
4. Other income (list below)		
INVESTMENT INCOME (public housing 126,400, Section 8 8,400)	134,800	PUBLIC HOUSING AND SECT 8 OPERATIONS
LAUNDRY REVENUES	6,700	PUBLIC HOUSING OPERATIONS AND SUPPORT SERVICES
VOUCHER PORTABILITY & MISC. INCOME	92,600	SECT. 8 OPERATIONS AND SUPPORT SERVICES
4. Non-federal sources (list below)		
NON-DWELLING RENT	32,400	PH & SECT. 8 OPS.
FRAUD RECOVERY	28,250	PH & SECT. 8 OPS
OTHER MISC INCOME	49,860	PH & SECT. 8 OPS
Total resources	\$9,230,105	

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses

3. PHA Policies Governing Eligibility, Selection, and Admissions

[24 CFR Part 903.7 9 (c)]

A. Public Housing

Exemptions: PHAs that do not administer public housing are not required to complete subcomponent 3A.

(1) Eligibility

a. When does the PHA verify eligibility for admission to public housing? (select all that apply)

- ☒ When families are within a certain number of being offered a unit: (state number) **WITHIN 3 MONTHS**
- ☐ When families are within a certain time of being offered a unit: (state time)
- ☐ Other: (describe)

b. Which non-income (screening) factors does the PHA use to establish eligibility for admission to public housing (select all that apply)?

- ☒ Criminal or Drug-related activity
- ☒ Rental history
- ☒ Housekeeping
- ☐ Other (describe)

c. ☒ Yes ☐ No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?

d. ☒ Yes ☐ No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?

e. ☐ Yes ☒ No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)

(2)Waiting List Organization

a. Which methods does the PHA plan to use to organize its public housing waiting list (select all that apply)

- ☒ Community-wide list
- ☐ Sub-jurisdictional lists
- ☐ Site-based waiting lists
- ☐ Other (describe)

b. Where may interested persons apply for admission to public housing?

- ☒ PHA main administrative office
- ☐ PHA development site management office

☐ Other (list below)

c. If the PHA plans to operate one or more site-based waiting lists in the coming year, answer each of the following questions; if not, skip to subsection **(3) Assignment**

1. How many site-based waiting lists will the PHA operate in the coming year?

2. ☐ Yes ☐ No: Are any or all of the PHA's site-based waiting lists new for the upcoming year (that is, they are not part of a previously-HUD-approved site based waiting list plan)?
If yes, how many lists?

3. ☐ Yes ☐ No: May families be on more than one list simultaneously
If yes, how many lists?

4. Where can interested persons obtain more information about and sign up to be on the site-based waiting lists (select all that apply)?

- ☐ PHA main administrative office
- ☐ All PHA development management offices
- ☐ Management offices at developments with site-based waiting lists
- ☐ At the development to which they would like to apply
- ☐ Other (list below)

(3) Assignment

a. How many vacant unit choices are applicants ordinarily given before they fall to the bottom of or are removed from the waiting list? (select one)

- ☒ One
- ☐ Two
- ☐ Three or More

b. ☒ Yes ☐ No: Is this policy consistent across all waiting list types?

c. If answer to b is no, list variations for any other than the primary public housing waiting list/s for the PHA:

(4) Admissions Preferences

a. Income targeting:

- ☐ Yes ☒ No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 40% of all new admissions to public housing to families at or below 30% of median area income?

b. Transfer policies:

In what circumstances will transfers take precedence over new admissions? (list below)

- ☒ Emergencies
- ☒ Overhoused
- ☒ Underhoused
- ☒ Medical justification
- ☒ Administrative reasons determined by the PHA (e.g., to permit modernization work)
- ☐ Resident choice: (state circumstances below)
- ☐ Other: (list below)

c. Preferences

1. ☒ Yes ☐ No: Has the PHA established preferences for admission to public housing (other than date and time of application)? (If “no” is selected, skip to subsection **(5) Occupancy**)
2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences:

- ☒ Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- ☒ Victims of domestic violence
- ☒ Substandard housing
- ☐ Homelessness
- ☒ High rent burden (rent is > 50 percent of income)

Other preferences: (select below)

- ☐ Working families and those unable to work because of age or disability
- ☐ Veterans and veterans' families
- ☒ Residents who live and/or work in the jurisdiction
- ☐ Those enrolled currently in educational, training, or upward mobility programs
- ☒ Households that contribute to meeting income goals (broad range of incomes)
- ☒ Households that contribute to meeting income requirements (targeting)
- ☐ Those previously enrolled in educational, training, or upward mobility programs
- ☐ Victims of reprisals or hate crimes
- ☐ Other preference(s) (list below)

3. If the PHA will employ admissions preferences, please prioritize by placing a “1” in the space that represents your first priority, a “2” in the box representing your second

priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a point system), place the same number next to each. That means you can use "1" more than once, "2" more than once, etc.

Date and Time

Former Federal preferences:

- 1 Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition) - **residents**
- 3 Victims of domestic violence - **residents**
- 4 Substandard housing - **residents**
Homelessness
- 5 High rent burden - **residents**

Other preferences (select all that apply)

- ☐ Working families and those unable to work because of age or disability
- ☐ Veterans and veterans' families
- ☒ 6 Residents who live and/or work in the jurisdiction
- ☐ Those enrolled currently in educational, training, or upward mobility programs
- ☒ 2 Households that contribute to meeting income goals (broad range of incomes) - **residents**
- ☒ 2 Households that contribute to meeting income requirements (targeting) - **residents**
- ☐ Those previously enrolled in educational, training, or upward mobility programs
- ☐ Victims of reprisals or hate crimes
- ☐ Other preference(s) (list below)
- 6 Residents who live in the jurisdiction

4. Relationship of preferences to income targeting requirements:

- ☐ The PHA applies preferences within income tiers
- ☒ Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements

(5) Occupancy

a. What reference materials can applicants and residents use to obtain information about the rules of occupancy of public housing (select all that apply)

- ☒ The PHA-resident lease
- ☒ The PHA's Admissions and (Continued) Occupancy policy
- ☒ PHA briefing seminars or written materials
- ☐ Other source (list)

b. How often must residents notify the PHA of changes in family composition?
(select all that apply)

- ☒ At an annual reexamination and lease renewal
- ☒ Any time family composition changes
- ☐ At family request for revision
- ☐ Other (list)

(6) Deconcentration and Income Mixing

a. ☐ Yes ☒ No: Did the PHA's analysis of its family (general occupancy) developments to determine concentrations of poverty indicate the need for measures to promote deconcentration of poverty or income mixing?

b. ☐ Yes ☒ No: Did the PHA adopt any changes to its **admissions policies** based on the results of the required analysis of the need to promote deconcentration of poverty or to assure income mixing?

c. If the answer to b was yes, what changes were adopted? (select all that apply)

- ☐ Adoption of site based waiting lists
If selected, list targeted developments below:
- ☐ Employing waiting list "skipping" to achieve deconcentration of poverty or income mixing goals at targeted developments
If selected, list targeted developments below:
- ☐ Employing new admission preferences at targeted developments
If selected, list targeted developments below:
- ☐ Other (list policies and developments targeted below)

d. ☐ Yes ☒ No: Did the PHA adopt any changes to **other** policies based on the results of the required analysis of the need for deconcentration of poverty and income mixing?

e. If the answer to d was yes, how would you describe these changes? (select all that apply)

- ☐ Additional affirmative marketing

- ☐ Actions to improve the marketability of certain developments
- ☐ Adoption or adjustment of ceiling rents for certain developments
- ☐ Adoption of rent incentives to encourage deconcentration of poverty and income-mixing
- ☐ Other (list below)

f. Based on the results of the required analysis, in which developments will the PHA make special efforts to attract or retain higher-income families? (select all that apply)

- ☒ Not applicable: results of analysis did not indicate a need for such efforts
- ☐ List (any applicable) developments below:

g. Based on the results of the required analysis, in which developments will the PHA make special efforts to assure access for lower-income families? (select all that apply)

- ☒ Not applicable: results of analysis did not indicate a need for such efforts
- ☐ List (any applicable) developments below:

B. Section 8

Exemptions: PHAs that do not administer section 8 are not required to complete sub-component 3B.

Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).

(1) Eligibility

a. What is the extent of screening conducted by the PHA? (select all that apply)

- ☒ Criminal or drug-related activity only to the extent required by law or regulation
- ☐ Criminal and drug-related activity, more extensively than required by law or regulation
- ☐ More general screening than criminal and drug-related activity (list factors below)
- ☐ Other (list below)

b. ☒ Yes ☐ No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?

c. ☒ Yes ☐ No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?

d. ☐ Yes ☒ No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)

e. Indicate what kinds of information you share with prospective landlords? (select all that apply)

- ☒ Criminal or drug-related activity
☐ Other (describe below)

(2) Waiting List Organization

a. With which of the following program waiting lists is the section 8 tenant-based assistance waiting list merged? (select all that apply)

- ☒ None
☐ Federal public housing
☐ Federal moderate rehabilitation
☐ Federal project-based certificate program
☐ Other federal or local program (list below)

b. Where may interested persons apply for admission to section 8 tenant-based assistance? (select all that apply)

- ☒ PHA main administrative office
☐ Other (list below)

(3) Search Time

a. ☒ Yes ☐ No: Does the PHA give extensions on standard 60-day period to search for a unit?

If yes, state circumstances below:

A FAMILY MAY REQUEST AN EXTENSION OF THE VOUCHER TIME PERIOD; ALL SUCH REQUESTS MUST BE RECEIVED PRIOR TO THE EXPIRATION DATE OF THE APPLICABLE VOUCHER. EXTENSIONS ARE PERMISSIBLE AT THE SOLE DISCRETION OF THE PHA FOR A MAXIMUM PERIOD OF 120 DAYS. THE PHA GRANTS EXTENSIONS PRIMARILY FOR THE FOLLOWING REASONS:

- 1) EXTENUATING CIRCUMSTANCES SUCH AS HOSPITALIZATION OF A FAMILY MEMBER FOR AN EXTENDED PERIOD OF TIME WHICH HAS ADVERSELY AFFECTED THE FAMILY'S ABILITY TO SEARCH FOR A SUITABLE RENTAL UNIT WITHIN THE INITIAL 60-DAY PERIOD (VERIFICATION OF INABILITY IS REQUIRED);
- 2) THE PHA IS SATISFIED THAT THE FAMILY HAS MADE REASONABLE EFFORTS TO LOCATE A SUITABLE RENTAL UNIT DURING THE INITIAL 60-DAY PERIOD. A COMPLETED SEARCH RECORD IS REQUIRED.

- 3) THE FAMILY WAS PREVENTED FROM FINDING A SUITABLE UNIT DUE TO DISABILITY ACCESSIBILITY REQUIREMENTS. THE SEARCH RECORD IS PART OF THE REQUIRED VERIFICATION.

THE PHA GRANTS EXTENSIONS IN ONE OR MORE INCREMENTS. UNLESS APPROVED BY THE EXECUTIVE DIRECTOR, NO MORE THAN TWO EXTENSIONS OF 30 DAYS OR LESS WILL BE GRANTED. THE PHA WILL NOT REQUEST HUD APPROVAL TO EXTEND A VOUCHER BEYOND AN ADDITIONAL 60 DAYS.

(4) Admissions Preferences

a. Income targeting

- ☐ Yes ☒ No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 75% of all new admissions to the section 8 program to families at or below 30% of median area income?

b. Preferences

1. ☒ Yes ☐ No: Has the PHA established preferences for admission to section 8 tenant-based assistance? (other than date and time of application) (if no, skip to subcomponent **(5) Special purpose section 8 assistance programs**)
2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences

- ☒ Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- ☒ Victims of domestic violence
- ☒ Substandard housing
- ☐ Homelessness
- ☒ High rent burden (rent is > 50 percent of income)

Other preferences (select all that apply)

- ☐ Working families and those unable to work because of age or disability
- ☐ Veterans and veterans' families
- ☒ Residents who live and/or work in your jurisdiction
- ☐ Those enrolled currently in educational, training, or upward mobility programs
- ☒ Households that contribute to meeting income goals (broad range of incomes)
- ☒ Households that contribute to meeting income requirements (targeting)
- ☐ Those previously enrolled in educational, training, or upward mobility programs
- ☐ Victims of reprisals or hate crimes

☐ Other preference(s) (list below)

3. If the PHA will employ admissions preferences, please prioritize by placing a “1” in the space that represents your first priority, a “2” in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a point system), place the same number next to each. That means you can use “1” more than once, “2” more than once, etc.

Date and Time

Former Federal preferences

- 1 Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition) - **residents**
- 3 Victims of domestic violence - **residents**
- 4 Substandard housing - **residents**
Homelessness
- 5 High rent burden - **residents**

Other preferences (select all that apply)

- ☐ Working families and those unable to work because of age or disability
- ☐ Veterans and veterans’ families
- ☒ 6 Residents who live and/or work in your jurisdiction
- ☐ Those enrolled currently in educational, training, or upward mobility programs
- ☒ 2 Households that contribute to meeting income goals (broad range of incomes) - **residents**
- ☒ 2 Households that contribute to meeting income requirements (targeting) - **residents**
- ☐ Those previously enrolled in educational, training, or upward mobility programs
- ☐ Victims of reprisals or hate crimes
- ☒ Other preference(s) (list below)
- ☒ 6 Residents who live in jurisdiction

4. Among applicants on the waiting list with equal preference status, how are applicants selected? (select one)

- ☒ Date and time of application
- ☐ Drawing (lottery) or other random choice technique

5. If the PHA plans to employ preferences for “residents who live and/or work in the jurisdiction” (select one)

- ☒ This preference has previously been reviewed and approved by HUD

☐ The PHA requests approval for this preference through this PHA Plan

6. Relationship of preferences to income targeting requirements: (select one)

- ☐ The PHA applies preferences within income tiers
- ☒ Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements

(5) Special Purpose Section 8 Assistance Programs N/A

a. In which documents or other reference materials are the policies governing eligibility, selection, and admissions to any special-purpose section 8 program administered by the PHA contained? (select all that apply)

- ☐ The Section 8 Administrative Plan
- ☐ Briefing sessions and written materials
- ☐ Other (list below)

b. How does the PHA announce the availability of any special-purpose section 8 programs to the public?

- ☐ Through published notices
- ☐ Other (list below)

4. PHA Rent Determination Policies

[24 CFR Part 903.7 9 (d)]

A. Public Housing

Exemptions: PHAs that do not administer public housing are not required to complete sub-component 4A.

(1) Income Based Rent Policies

Describe the PHA's income based rent setting policy/ies for public housing using, including discretionary (that is, not required by statute or regulation) income disregards and exclusions, in the appropriate spaces below.

a. Use of discretionary policies: (select one)

- ☒ The PHA will not employ any discretionary rent-setting policies for income based rent in public housing. Income-based rents are set at the higher of 30% of adjusted monthly income, 10% of unadjusted monthly income, the welfare

rent, or minimum rent (less HUD mandatory deductions and exclusions). (If selected, skip to sub-component (2))

---or---

- ☐ The PHA employs discretionary policies for determining income based rent (If selected, continue to question b.)

b. Minimum Rent

1. What amount best reflects the PHA's minimum rent? (select one)

- ☐ \$0
☐ \$1-\$25
☒ \$26-\$50

2. ☐ Yes ☒ No: Has the PHA adopted any discretionary minimum rent hardship exemption policies?

3. If yes to question 2, list these policies below:

c. Rents set at less than 30% than adjusted income

1. ☐ Yes ☒ No: Does the PHA plan to charge rents at a fixed amount or percentage less than 30% of adjusted income?

2. If yes to above, list the amounts or percentages charged and the circumstances under which these will be used below:

d. Which of the discretionary (optional) deductions and/or exclusions policies does the PHA plan to employ (select all that apply)

- ☐ For the earned income of a previously unemployed household member
☐ For increases in earned income
☐ Fixed amount (other than general rent-setting policy)

If yes, state amount/s and circumstances below:

- ☐ Fixed percentage (other than general rent-setting policy)
If yes, state percentage/s and circumstances below:

- ☐ For household heads
☐ For other family members
☐ For transportation expenses

- ☐ For the non-reimbursed medical expenses of non-disabled or non-elderly families
- ☐ Other (describe below)

e. Ceiling rents

1. Do you have ceiling rents? (rents set at a level lower than 30% of adjusted income) (select one)

- ☐ Yes for all developments
- ☐ Yes but only for some developments
- ☒ No

2. For which kinds of developments are ceiling rents in place? (select all that apply)

- ☐ For all developments
- ☐ For all general occupancy developments (not elderly or disabled or elderly only)
- ☐ For specified general occupancy developments
- ☐ For certain parts of developments; e.g., the high-rise portion
- ☐ For certain size units; e.g., larger bedroom sizes
- ☐ Other (list below)

3. Select the space or spaces that best describe how you arrive at ceiling rents (select all that apply)

- ☐ Market comparability study
- ☐ Fair market rents (FMR)
- ☐ 95th percentile rents
- ☐ 75 percent of operating costs
- ☐ 100 percent of operating costs for general occupancy (family) developments
- ☐ Operating costs plus debt service
- ☐ The "rental value" of the unit
- ☐ Other (list below)

f. Rent re-determinations:

1. Between income reexaminations, how often must tenants report changes in income or family composition to the PHA such that the changes result in an adjustment to rent? (select all that apply)

- ☐ Never

- ☐ At family option
- ☐ Any time the family experiences an income increase
- ☐ Any time a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold)_____
- ☒ Other (list below)

Income decreases are reportable at any time; income increases are reportable within 30 days for other than those tenants on flat rents who must report increases every 3 years at re-examination.

- g. ☐ Yes ☒ No: Does the PHA plan to implement individual savings accounts for residents (ISAs) as an alternative to the required 12 month disallowance of earned income and phasing in of rent increases in the next year?

(2) Flat Rents

1. In setting the market-based flat rents, what sources of information did the PHA use to establish comparability? (select all that apply.)
- ☐ The section 8 rent reasonableness study of comparable housing
 - ☒ Survey of rents listed in local newspaper
 - ☒ Survey of similar unassisted units in the neighborhood
 - ☐ Other (list/describe below)

B. Section 8 Tenant-Based Assistance

Exemptions: PHAs that do not administer Section 8 tenant-based assistance are not required to complete sub-component 4B. **Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).**

(1) Payment Standards

Describe the voucher payment standards and policies.

- a. What is the PHA's payment standard? (select the category that best describes your standard)
- ☐ At or above 90% but below 100% of FMR
 - ☒ 100% of FMR
 - ☐ Above 100% but at or below 110% of FMR
 - ☐ Above 110% of FMR (if HUD approved; describe circumstances below)

b. If the payment standard is lower than FMR, why has the PHA selected this standard? (select all that apply)

- ☐ FMRs are adequate to ensure success among assisted families in the PHA's segment of the FMR area
- ☐ The PHA has chosen to serve additional families by lowering the payment standard
- ☐ Reflects market or submarket
- ☐ Other (list below)

c. If the payment standard is higher than FMR, why has the PHA chosen this level? (select all that apply)

- ☐ FMRs are not adequate to ensure success among assisted families in the PHA's segment of the FMR area
- ☐ Reflects market or submarket
- ☐ To increase housing options for families
- ☐ Other (list below)

d. How often are payment standards reevaluated for adequacy? (select one)

- ☒ Annually
- ☐ Other (list below)

e. What factors will the PHA consider in its assessment of the adequacy of its payment standard? (select all that apply)

- ☒ Success rates of assisted families
- ☒ Rent burdens of assisted families
- ☐ Other (list below)

(2) Minimum Rent

a. What amount best reflects the PHA's minimum rent? (select one)

- ☐ \$0
- ☐ \$1-\$25
- ☒ \$26-\$50

b. ☐ Yes ☒ No: Has the PHA adopted any discretionary minimum rent hardship exemption policies? (if yes, list below)

5. Operations and Management

[24 CFR Part 903.7 9 (e)]

Exemptions from Component 5: High performing and small PHAs are not required to complete this section. Section 8 only PHAs must complete parts A, B, and C(2)

A. PHA Management Structure

Describe the PHA's management structure and organization.

(select one)

- ☒ An organization chart showing the PHA's management structure and organization is attached. **SEE ATTACHMENT J**
- ☐ A brief description of the management structure and organization of the PHA follows:

B. HUD Programs Under PHA Management

List Federal programs administered by the PHA, number of families served at the beginning of the upcoming fiscal year, and expected turnover in each. (Use "NA" to indicate that the PHA does not operate any of the programs listed below.)

Program Name	Units or Families Served at Year Beginning	Expected Turnover
Public Housing	455	26
Section 8 Vouchers	646	27
Section 8 Certificates	MERGED WITH VOUCHER	
Section 8 Mod Rehab	NA	
Special Purpose Section 8 Certificates/Vouchers (list individually)	NA	
Public Housing Drug Elimination Program (PHDEP)		
Other Federal Programs(list individually)		

C. Management and Maintenance Policies

List the PHA's public housing management and maintenance policy documents, manuals and handbooks that contain the Agency's rules, standards, and policies that govern maintenance and management of public housing, including a description of any measures necessary for the prevention or eradication of

pest infestation (which includes cockroach infestation) and the policies governing Section 8 management.

(1) Public Housing Maintenance and Management: (list below)

ADMISSIONS AND OCCUPANCY POLICY
PEST CONTROL POLICY
MAINTENANCE POLICY

(2) Section 8 Management: (list below)

SECTION 8 ADMINISTRATIVE PLAN

6. PHA Grievance Procedures

[24 CFR Part 903.7 9 (f)]

Exemptions from component 6: High performing PHAs are not required to complete component 6. Section 8-Only PHAs are exempt from sub-component 6A.

A. Public Housing

1. ☒ Yes ☐ No: Has the PHA established any written grievance procedures in addition to federal requirements found at 24 CFR Part 966, Subpart B, for residents of public housing?

If yes, list additions to federal requirements below:

2. Which PHA office should residents or applicants to public housing contact to initiate the PHA grievance process? (select all that apply)

- ☒ PHA main administrative office
☐ PHA development management offices
☐ Other (list below)

B. Section 8 Tenant-Based Assistance

1. ☒ Yes ☐ No: Has the PHA established informal review procedures for applicants to the Section 8 tenant-based assistance program and informal hearing procedures for families assisted by the Section 8 tenant-based assistance program in addition to federal requirements found at 24 CFR 982?

If yes, list additions to federal requirements below:

2. Which PHA office should applicants or assisted families contact to initiate the informal review and informal hearing processes? (select all that apply)

- ☒ PHA main administrative office
☐ Other (list below)

7. Capital Improvement Needs

[24 CFR Part 903.7 9 (g)]

Exemptions from Component 7: Section 8 only PHAs are not required to complete this component and may skip to Component 8.

A. Capital Fund Activities

Exemptions from sub-component 7A: PHAs that will not participate in the Capital Fund Program may skip to component 7B. All other PHAs must complete 7A as instructed.

(1) Capital Fund Program Annual Statement

Using parts I, II, and III of the Annual Statement for the Capital Fund Program (CFP), identify capital activities the PHA is proposing for the upcoming year to ensure long-term physical and social viability of its public housing developments. This statement can be completed by using the CFP Annual Statement tables provided in the table library at the end of the PHA Plan template **OR**, at the PHA's option, by completing and attaching a properly updated HUD-52837.

Select one:

- ☒ The Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan at Attachment (state name) **ATTACHMENT D**

-or-

- ☐ The Capital Fund Program Annual Statement is provided below: (if selected, copy the CFP Annual Statement from the Table Library and insert here)

(2) Optional 5-Year Action Plan

Agencies are encouraged to include a 5-Year Action Plan covering capital work items. This statement can be completed by using the 5 Year Action Plan table provided in the table library at the end of the PHA Plan template **OR** by completing and attaching a properly updated HUD-52834.

- a. ☒ Yes ☐ No: Is the PHA providing an optional 5-Year Action Plan for the Capital Fund? (if no, skip to sub-component 7B)

b. If yes to question a, select one:

☒ The Capital Fund Program 5-Year Action Plan is provided as an attachment to the PHA Plan at Attachment (state name **ATTACHMENT E**

-or-

☐ The Capital Fund Program 5-Year Action Plan is provided below: (if selected, copy the CFP optional 5 Year Action Plan from the Table Library and insert here)

B. HOPE VI and Public Housing Development and Replacement Activities (Non-Capital Fund)

Applicability of sub-component 7B: ~~A~~ PHAs administering public housing. Identify any approved HOPE VI and/or public housing development or replacement activities not described in the Capital Fund Program Annual Statement.

☐ Yes ☒ No: a) Has the PHA received a HOPE VI revitalization grant? (if no, skip to question c; if yes, provide responses to question b for each grant, copying and completing as many times as necessary)
b) Status of HOPE VI revitalization grant (complete one set of questions for each grant)

1. Development name:
2. Development (project) number:
3. Status of grant: (select the statement that best describes the current status)
 - ☐ Revitalization Plan under development
 - ☐ Revitalization Plan submitted, pending approval
 - ☐ Revitalization Plan approved
 - ☐ Activities pursuant to an approved Revitalization Plan underway

☐ Yes ☒ No: c) Does the PHA plan to apply for a HOPE VI Revitalization grant in the Plan year?
If yes, list development name/s below:

☐ Yes ☒ No: d) Will the PHA be engaging in any mixed-finance development activities for public housing in the Plan year?
If yes, list developments or activities below:

- ☐ Yes ☒ No: e) Will the PHA be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement?
If yes, list developments or activities below:

8. Demolition and Disposition

[24 CFR Part 903.7 9 (h)]

Applicability of component 8: Section 8 only PHAs are not required to complete this section.

1. ☒ Yes ☐ No: Does the PHA plan to conduct any demolition or disposition activities (pursuant to section 18 of the U.S. Housing Act of 1937 (42 U.S.C. 1437p)) in the plan Fiscal Year? (If “No”, skip to component 9; if “yes”, complete one activity description for each development.)

2. Activity Description

- ☐ Yes ☐ No: Has the PHA provided the activities description information in the **optional** Public Housing Asset Management Table? (If “yes”, skip to component 9. If “No”, complete the Activity Description table below.)

Demolition/Disposition Activity Description
1a. Development name: PALISADE GARDENS
1b. Development (project) number: NJ026-4
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission: <u>(DD/MM/YY)</u> <u>6/1/08</u>
5. Number of units affected: NONE (VACANT LAND)
6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: 4/1/08 b. Projected end date of activity: 4/19/08

9. Designation of Public Housing for Occupancy by Elderly Families

or Families with Disabilities or Elderly Families and Families with Disabilities

[24 CFR Part 903.7 9 (i)]

Exemptions from Component 9; Section 8 only PHAs are not required to complete this section.

1. ☒ Yes ☐ No: Has the PHA designated or applied for approval to designate or does the PHA plan to apply to designate any public housing for occupancy only by the elderly families or only by families with disabilities, or by elderly families and families with disabilities or will apply for designation for occupancy by only elderly families or only families with disabilities, or by elderly families and families with disabilities as provided by section 7 of the U.S. Housing Act of 1937 (42 U.S.C. 1437e) in the upcoming fiscal year? (If “No”, skip to component 10. If “yes”, complete one activity description for each development, unless the PHA is eligible to complete a streamlined submission; PHAs completing streamlined submissions may skip to component 10.)

***The Union City Housing Authority owns/operates a senior site, Palisades Gardens, which was redesignated as such November 2001.**

2. Activity Description **N/A**

- ☐ Yes ☐ No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? If “yes”, skip to component 10. If “No”, complete the Activity Description table below.

Designation of Public Housing Activity Description
1a. Development name:
1b. Development (project) number:
2. Designation type: Occupancy by only the elderly <input type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA's Designation Plan <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: (DD/MM/YY)
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected:

7. Coverage of action (select one)

- ☐ Part of the development
☐ Total development

10. Conversion of Public Housing to Tenant-Based Assistance

[24 CFR Part 903.7 9 (j)]

Exemptions from Component 10; Section 8 only PHAs are not required to complete this section.

A. Assessments of Reasonable Revitalization Pursuant to section 026 of the HUD FY 1996 HUD Appropriations Act

1. ☒ Yes ☐ No: Have any of the PHA's developments or portions of developments been identified by HUD or the PHA as covered under section 026 of the HUD FY 1996 HUD Appropriations Act? (If "No", skip to component 11; if "yes", complete one activity description for each identified development, unless eligible to complete a streamlined submission. PHAs completing streamlined submissions may skip to component 11.)

2. Activity Description

- ☐ Yes ☒ No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? If "yes", skip to component 11. If "No", complete the Activity Description table below.

Conversion of Public Housing Activity Description	
1a. Development name: HILLSIDE TERRACE II	
1b. Development (project) number: NJ026-3	
2. What is the status of the required assessment? <input type="checkbox"/> Assessment underway <input checked="" type="checkbox"/> Assessment results submitted to HUD <input type="checkbox"/> Assessment results approved by HUD (if marked, proceed to next question) <input type="checkbox"/> Other (explain below)	
3. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)	
4. Status of Conversion Plan (select the statement that best describes the current status) N/A <input type="checkbox"/> Conversion Plan in development <input type="checkbox"/> Conversion Plan submitted to HUD on: (DD/MM/YYYY) <input type="checkbox"/> Conversion Plan approved by HUD on: (DD/MM/YYYY)	

<input type="checkbox"/> Activities pursuant to HUD -approved Conversion Plan underway
5. Description of how requirements of Section 026 are being satisfied by means other than conversion (select one) <input type="checkbox"/> Units addressed in a pending or approved demolition application (date submitted or approved:) <input type="checkbox"/> Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved:) <input type="checkbox"/> Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved:) <input type="checkbox"/> Requirements no longer applicable: vacancy rates are less than 10 percent <input checked="" type="checkbox"/> Requirements no longer applicable: site now has less than 300 units <input type="checkbox"/> Other: (describe below)

Conversion of Public Housing Activity Description
1a. Development name: COLUMBIAN COURT 1b. Development (project) number: NJ026-1
2. What is the status of the required assessment? <input type="checkbox"/> Assessment underway <input checked="" type="checkbox"/> Assessment results submitted to HUD <input type="checkbox"/> Assessment results approved by HUD (if marked, proceed to next question) <input type="checkbox"/> Other (explain below)
3. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)
4. Status of Conversion Plan (select the statement that best describes the current status) N/A <input type="checkbox"/> Conversion Plan in development <input type="checkbox"/> Conversion Plan submitted to HUD on: (DD/MM/YYYY) <input type="checkbox"/> Conversion Plan approved by HUD on: (DD/MM/YYYY) <input type="checkbox"/> Activities pursuant to HUD-approved Conversion Plan underway
5. Description of how requirements of Section 026 are being satisfied by means other than conversion (select one) <input type="checkbox"/> Units addressed in a pending or approved demolition application (date submitted or approved:) <input type="checkbox"/> Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved:) <input type="checkbox"/> Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved:) <input type="checkbox"/> Requirements no longer applicable: vacancy rates are less than 10 percent

- ☒ Requirements no longer applicable: site now has less than 300 units
☐ Other: (describe below)

Conversion of Public Housing Activity Description

1a. Development name: HILLSIDE TERRACE I

1b. Development (project) number: NJ026-2

2. What is the status of the required assessment?

- ☐ Assessment underway
☒ Assessment results submitted to HUD
☐ Assessment results approved by HUD (if marked, proceed to next question)
☐ Other (explain below)

3. ☐ Yes ☒ No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)

4. Status of Conversion Plan (select the statement that best describes the current status) N/A

- ☐ Conversion Plan in development
☐ Conversion Plan submitted to HUD on: (DD/MM/YYYY)
☐ Conversion Plan approved by HUD on: (DD/MM/YYYY)
☐ Activities pursuant to HUD-approved Conversion Plan underway

5. Description of how requirements of Section 026 are being satisfied by means other than conversion (select one)

- ☐ Units addressed in a pending or approved demolition application (date submitted or approved:
☐ Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved:)
☐ Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved:)
☐ Requirements no longer applicable: vacancy rates are less than 10 percent
☒ Requirements no longer applicable: site now has less than 300 units
☐ Other: (describe below)

B. Reserved for Conversions pursuant to Section 22 of the U.S. Housing Act of 1937

C. Reserved for Conversions pursuant to Section 33 of the U.S. Housing Act of 1937

11. Homeownership Programs Administered by the PHA

[24 CFR Part 903.7 9 (k)]

A. Public Housing

Exemptions from Component 11A: Section 8 only PHAs are not required to complete 11A.

1. ☐ Yes ☒ No: Does the PHA administer any homeownership programs administered by the PHA under an approved section 5(h) homeownership program (42 U.S.C. 1437c(h)), or an approved HOPE I program (42 U.S.C. 1437aaa) or has the PHA applied or plan to apply to administer any homeownership programs under section 5(h), the HOPE I program, or section 32 of the U.S. Housing Act of 1937 (42 U.S.C. 1437z-4). (If “No”, skip to component 11B; if “yes”, complete one activity description for each applicable program/plan, unless eligible to complete a streamlined submission due to **small PHA** or **high performing PHA** status. PHAs completing streamlined submissions may skip to component 11B.)

2. Activity Description

- ☐ Yes ☐ No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? (If “yes”, skip to component 12. If “No”, complete the Activity Description table below.)

Public Housing Homeownership Activity Description (Complete one for each development affected)
1a. Development name: 1b. Development (project) number:
2. Federal Program authority: <input type="checkbox"/> HOPE I <input type="checkbox"/> 5(h) <input type="checkbox"/> Turnkey III <input type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)
3. Application status: (select one) <input type="checkbox"/> Approved; included in the PHA’s Homeownership Plan/Program <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application
4. Date Homeownership Plan/Program approved, submitted, or planned for submission:

(DD/MM/YYYY)

5. Number of units affected:
6. Coverage of action: (select one)
☐ Part of the development
☐ Total development

B. Section 8 Tenant Based Assistance

1. ☒ Yes ☐ No: Does the PHA plan to administer a Section 8 Homeownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented by 24 CFR part 982 ? (If “No”, skip to component 12; if “yes”, describe each program using the table below (copy and complete questions for each program identified), unless the PHA is eligible to complete a streamlined submission due to high performer status. **High performing PHAs** may skip to component 12.)

2. Program Description:

a. Size of Program

- ☐ Yes ☒ No: Will the PHA limit the number of families participating in the section 8 homeownership option?

If the answer to the question above was yes, which statement best describes the number of participants? (select one)

- ☐ 25 or fewer participants
☐ 26 - 50 participants
☐ 51 to 100 participants
☐ more than 100 participants

b. PHA-established eligibility criteria

- ☐ Yes ☐ No: Will the PHA’s program have eligibility criteria for participation in its Section 8 Homeownership Option program in addition to HUD criteria?

If yes, list criteria below:

12. PHA Community Service and Self-sufficiency Programs

[24 CFR Part 903.7 9 (I)]

Exemptions from Component 12: High performing and small PHAs are not required to complete this component. Section 8-Only PHAs are not required to complete sub-component C.

A. PHA Coordination with the Welfare (TANF) Agency

1. Cooperative agreements:

- ☐ Yes ☒ No: Has the PHA entered into a cooperative agreement with the TANF Agency, to share information and/or target supportive services (as contemplated by section 12(d)(7) of the Housing Act of 1937)?

If yes, what was the date that agreement was signed? DD/MM/YY

2. Other coordination efforts between the PHA and TANF agency (select all that apply)

- ☒ Client referrals
- ☒ Information sharing regarding mutual clients (for rent determinations and otherwise)
- ☒ Coordinate the provision of specific social and self-sufficiency services and programs to eligible families
- ☐ Jointly administer programs
- ☐ Partner to administer a HUD Welfare-to-Work voucher program
- ☐ Joint administration of other demonstration program
- ☐ Other (describe)

B. Services and programs offered to residents and participants

(1) General

a. Self-Sufficiency Policies

Which, if any of the following discretionary policies will the PHA employ to enhance the economic and social self-sufficiency of assisted families in the following areas? (select all that apply)

- ☒ Public housing rent determination policies
- ☒ Public housing admissions policies
- ☒ Section 8 admissions policies
- ☐ Preference in admission to section 8 for certain public housing families
- ☐ Preferences for families working or engaging in training or education programs for non-housing programs operated or coordinated by the PHA
- ☐ Preference/eligibility for public housing homeownership option participation
- ☐ Preference/eligibility for section 8 homeownership option participation
- ☐ Other policies (list below)

b. Economic and Social self-sufficiency programs

- ☒ Yes ☐ No: Does the PHA coordinate, promote or provide any programs to enhance the economic and social self-sufficiency of residents? (If "yes", complete the following table; if "no" skip to sub-component 2, Family Self Sufficiency Programs. The position of the table may be altered to facilitate its use.)

Services and Programs				
Program Name & Description (including location, if appropriate)	Estimated Size	Allocation Method (waiting list/random selection/specific criteria/other)	Access (development office / PHA main office / other provider name)	Eligibility (public housing or section 8 participants or both)
After school day care and summer programs	100	Residents	PHA Main Office	PHA
Campus of learners community technology center	200	Random, specific criteria, residents	PHA Main Office	Both
Girl scouts	30	Residents	PHA Main Office	Both
Basketball league	30	Residents	PHA Main Office	Both

(2) Family Self Sufficiency program/s

a. Participation Description

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (start of FY 2000 Estimate)	Actual Number of Participants (As of: DD/MM/YY)
Public Housing	NA	NA
Section 8	75	12 (as of 2/1/08)

- b. ☒ Yes ☐ No: If the PHA is not maintaining the minimum program size required by HUD, does the most recent FSS Action Plan address the steps the PHA plans to take to achieve at least the minimum program size?
If no, list steps the PHA will take below:

C. Welfare Benefit Reductions

1. The PHA is complying with the statutory requirements of section 12(d) of the U.S. Housing Act of 1937 (relating to the treatment of income changes resulting from welfare program requirements) by: (select all that apply)

- ☒ Adopting appropriate changes to the PHA's public housing rent determination policies and train staff to carry out those policies
- ☒ Informing residents of new policy on admission and reexamination
- ☒ Actively notifying residents of new policy at times in addition to admission and reexamination.
- ☒ Establishing or pursuing a cooperative agreement with all appropriate TANF agencies regarding the exchange of information and coordination of services
- ☒ Establishing a protocol for exchange of information with all appropriate TANF agencies
- ☐ Other: (list below)

D. Reserved for Community Service Requirement pursuant to section 12(c) of the U.S. Housing Act of 1937

13. PHA Safety and Crime Prevention Measures

PHDEP DISCONTINUED – SEE ATTACHMENT P

[24 CFR Part 903.7 9 (m)]

Exemptions from Component 13: High performing and small PHAs not participating in PHDEP and Section 8 Only PHAs may skip to component 15. High Performing and small PHAs that are participating in PHDEP and are submitting a PHDEP Plan with this PHA Plan may skip to sub-component D.

A. Need for measures to ensure the safety of public housing residents

1. Describe the need for measures to ensure the safety of public housing residents (select all that apply)

- ☐ High incidence of violent and/or drug-related crime in some or all of the PHA's developments
- ☐ High incidence of violent and/or drug-related crime in the areas surrounding or adjacent to the PHA's developments
- ☐ Residents fearful for their safety and/or the safety of their children
- ☐ Observed lower-level crime, vandalism and/or graffiti
- ☐ People on waiting list unwilling to move into one or more developments due to perceived and/or actual levels of violent and/or drug-related crime
- ☐ Other (describe below)

2. What information or data did the PHA used to determine the need for PHA actions to improve safety of residents (select all that apply).

- ☐ Safety and security survey of residents

- ☐ Analysis of crime statistics over time for crimes committed “in and around” public housing authority
- ☐ Analysis of cost trends over time for repair of vandalism and removal of graffiti
- ☐ Resident reports
- ☐ PHA employee reports
- ☐ Police reports
- ☐ Demonstrable, quantifiable success with previous or ongoing anticrime/anti drug programs
- ☐ Other (describe below)

3. Which developments are most affected? (list below)

B. Crime and Drug Prevention activities the PHA has undertaken or plans to undertake in the next PHA fiscal year

1. List the crime prevention activities the PHA has undertaken or plans to undertake: (select all that apply)

- ☐ Contracting with outside and/or resident organizations for the provision of crime- and/or drug-prevention activities
- ☐ Crime Prevention Through Environmental Design
- ☐ Activities targeted to at-risk youth, adults, or seniors
- ☐ Volunteer Resident Patrol/Block Watchers Program
- ☐ Other (describe below)

2. Which developments are most affected? (list below)

C. Coordination between PHA and the police

1. Describe the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities: (select all that apply)

- ☐ Police involvement in development, implementation, and/or ongoing evaluation of drug-elimination plan
- ☐ Police provide crime data to housing authority staff for analysis and action
- ☐ Police have established a physical presence on housing authority property (e.g., community policing office, officer in residence)
- ☐ Police regularly testify in and otherwise support eviction cases
- ☐ Police regularly meet with the PHA management and residents
- ☐ Agreement between PHA and local law enforcement agency for provision of above-baseline law enforcement services
- ☐ Other activities (list below)

2. Which developments are most affected? (list below)

D. Additional information as required by PHDEP/PHDEP Plan

PHAs eligible for FY 2000 PHDEP funds must provide a PHDEP Plan meeting specified requirements prior to receipt of PHDEP funds.

- ☐ Yes ☐ No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?
- ☐ Yes ☐ No: Has the PHA included the PHDEP Plan for FY 2000 in this PHA Plan?
- ☐ Yes ☐ No: This PHDEP Plan is an Attachment. (Attachment Filename: ____)

14. RESERVED FOR PET POLICY

[24 CFR Part 903.7 9 (n)]

SEE ATTACHMENT M**15. Civil Rights Certifications**

[24 CFR Part 903.7 9 (o)]

Civil rights certifications are included in the PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations.

16. Fiscal Audit

[24 CFR Part 903.7 9 (p)]

1. ☒ Yes ☐ No: Is the PHA required to have an audit conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h))?
(If no, skip to component 17.)
2. ☒ Yes ☐ No: Was the most recent fiscal audit submitted to HUD?
3. ☐ Yes ☒ No: Were there any findings as the result of that audit?
4. ☐ Yes ☐ No: If there were any findings, do any remain unresolved?
If yes, how many unresolved findings remain? ____
5. ☐ Yes ☐ No: Have responses to any unresolved findings been submitted to HUD?
If not, when are they due (state below)?

17. PHA Asset Management

[24 CFR Part 903.7 9 (q)]

Exemptions from component 17: Section 8 Only PHAs are not required to complete this component. High performing and small PHAs are not required to complete this component.

1. ☒ Yes ☐ No: Is the PHA engaging in any activities that will contribute to the long-term asset management of its public housing stock , including how the Agency will plan for long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs that have **not** been addressed elsewhere in this PHA Plan?
2. What types of asset management activities will the PHA undertake? (select all that apply)
 - ☐ Not applicable
 - ☐ Private management
 - ☒ Development-based accounting
 - ☒ Comprehensive stock assessment
 - ☐ Other: (list below)
3. ☐ Yes ☒ No: Has the PHA included descriptions of asset management activities in the **optional** Public Housing Asset Management Table?

18. Other Information

[24 CFR Part 903.7 9 (r)]

A. Resident Advisory Board Recommendations

1. ☒ Yes ☐ No: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s?
2. If yes, the comments are: (if comments were received, the PHA **MUST** select one)
 - ☒ Attached at Attachment (File name) ATTACHMENT F
 - ☐ Provided below:
3. In what manner did the PHA address those comments? (select all that apply)
 - ☐ Considered comments, but determined that no changes to the PHA Plan were necessary.
 - ☒ The PHA changed portions of the PHA Plan in response to comments
List changes below:
SEE ATTACHMENT F
 - ☐ Other: (list below)

B. Description of Election process for Residents on the PHA Board

1. ☐ Yes ☒ No: Does the PHA meet the exemption criteria provided section 2(b)(2) of the U.S. Housing Act of 1937? (If no, continue to question 2; if yes, skip to sub-component C.)
2. ☐ Yes ☒ No: Was the resident who serves on the PHA Board elected by the residents? (If yes, continue to question 3; if no, skip to sub-component C.) NOTE: RESIDENT WAS APPOINTED TO PHA BOARD BY THE CITY COUNCIL. SEE ATTACHMENT H.

3. Description of Resident Election Process

a. Nomination of candidates for place on the ballot: (select all that apply)

- ☐ Candidates were nominated by resident and assisted family organizations
- ☐ Candidates could be nominated by any adult recipient of PHA assistance
- ☐ Self-nomination: Candidates registered with the PHA and requested a place on ballot
- ☐ Other: (describe)

b. Eligible candidates: (select one) N/A

- ☐ Any recipient of PHA assistance
- ☐ Any head of household receiving PHA assistance
- ☐ Any adult recipient of PHA assistance
- ☐ Any adult member of a resident or assisted family organization
- ☐ Other (list)

c. Eligible voters: (select all that apply) N/A

- ☐ All adult recipients of PHA assistance (public housing and section 8 tenant-based assistance)
- ☐ Representatives of all PHA resident and assisted family organizations
- ☐ Other (list)

C. Statement of Consistency with the Consolidated Plan

For each applicable Consolidated Plan, make the following statement (copy questions as many times as necessary).

1. Consolidated Plan jurisdiction: (provide name here) HUDSON COUNTY
2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)
- ☒ The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.

- ☒ The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
- ☒ The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
- ☒ Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)

SEE ATTACHMENT K

- ☐ Other: (list below)

3. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below)

SEE ATTACHMENT K

D. Other Information Required by HUD

Use this section to provide any additional information requested by HUD.

Attachments

Use this section to provide any additional attachments referenced in the Plans.

ATTACHMENT A: Executive Summary

UNION CITY HOUSING AUTHORITY AGENCY PLAN EXECUTIVE SUMMARY

The Union City Housing Authority has prepared this Agency Plan in compliance with Section 511 of the Quality Housing and Work Responsibility Act of 1998 under the ensuing HUD requirements.

As indicated, the Authority has adopted the following mission of HUD: To promote adequate and affordable housing, economic opportunity, and a suitable living environment free from discrimination.

The plans, statements, and policies set forth and/or referenced in this Agency Plan all lead toward the accomplishment of the Authority's goals and objectives as outlined under Section B of the 5-year Plan. The highlights of the major initiatives of the Authority's Agency Plan are as follows:

- 1) The Authority seeks to continue its outreach program to attract new landlords to participate in the Section 8 program;
- 2) The Authority seeks to apply for additional rental vouchers in order to provide assistance to more participants;
- 3) The Authority seeks to employ effective maintenance and management policies to minimize the number of public housing units off-line;
- 4) The Authority seeks to renovate/modernize public housing sites;
- 5) As a designated Campus of Learners (a unique distinction afforded to only 23 PHAs nationally), the Authority seeks to continue and improve upon its program of providing residents with education, job training, and employment opportunities relating to computer technology in a college campus-like setting.
- 6) The Authority seeks to develop additional affordable housing;
- 7) The Authority seeks to dispose of excess PHA land for affordable housing development
- 8) The Authority seeks to set aside 20% of its tenant-based vouchers for project-based use.

ATTACHMENT B: Five Year Plan: Progress Statement

The Union City Housing Authority has made the following progress in meeting its stated goals as expressed in the previously submitted Agency Plan for FY 2007.

- 1) The Authority has completed necessary improvements/renovations in accordance with its Five Year Plan for Capital Fund spending.
- 2) The Authority has maintained its designation as a Campus of Learners, thus continuing its program of providing residents with education, job training, and employment opportunities relating to computer technology in a college campus-like setting.

ATTACHMENT C: Summary Of Policy And Program Changes

The Union City Housing Authority has made the following changes to its policies and programs since submission of its FY 2007 PHA Agency Plan:

1. The Authority adopted a resolution amending its Personnel Policy by including thereunder an updated Military Leave Policy reflecting the most recent changes in the law pertaining to military leave.
2. The Authority has amended its Section 8 Administrative Plan to reflect a revised version of the HUD policies pertaining to the eligibility of students for Section 8 assistance.
3. The Authority adopted an amended policy pertaining to custody and disposition of criminal records of applicants for and residents of both public and Section 8 assisted housing.
4. The Authority has adopted an updated version of the Public Housing Dwelling Lease provisions pertaining to violence against women.
5. The Authority has amended its Public Housing and Admissions and Continued Occupancy Policy to provide for the inclusion thereunder of terms and conditions for occupancy by police officers of family occupied public housing units.

NOTE: The Housing Authority is in the process of amending its Section 8 Administrative Plan to reflect the set aside of tenant-based vouchers for project-based use.

ATTACHMENT D: Capital Fund Program 2008 Annual Statement Parts I, II, and III and P&E Reports for Open CFPs

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Union City Housing Authority			Grant Type and Number Capital Fund Program Grant No: NJ39P02650108 Replacement Housing Factor Grant No:		Federal FY of Grant: 2008
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements	10,000			
4	1410 Administration	82,169			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	30,000			
8	1440 Site Acquisition				
9	1450 Site Improvement	5,000			
10	1460 Dwelling Structures	393,276.99			
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service	301,249.01			
20	1502 Contingency				

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Union City Housing Authority			Grant Type and Number		Federal FY
			Capital Fund Program Grant No: NJ39P02650108		of Grant:
			Replacement Housing Factor Grant No:		2008
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:)					
<input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
21	Amount of Annual Grant: (sum of lines 2 – 20)	821,695	0	0	0
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

Annual Statement/Performance and Evaluation Report**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)****Part II: Supporting Pages**

PHA Name: UNION CITY HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: NJ39P02650108 Replacement Housing Factor Grant No:					Federal FY of Grant: 2008		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
PHA WIDE	SECURITY		1408	PHA	10,000				
PHA WIDE	ADMINISTRATION		1410	PHA	82,169				
PHA WIDE	A/E SERVICES		1430	PHA	30,000				
NJ26-2	ADDITIONAL SITE WORK			147	5,000				
NJ26-1	ADDITIONAL HEATING/BOILER WORK		1450	96	70,000				
NJ26-2	ADDITIONAL HEATING/BOILER WORK		1460	147	183,276.99				
NJ26-3	ADDITIONAL HEATING/BOILER WORK		1460	111	70,000				
NJ26-4	ADDITIONAL HEATING/BOILER WORK		1460	101	70,000				
PHA WIDE	DEBT SERVICE FOR MOD. FUNDS		1501	PHA	301,249.01				
	TOTAL				821,695	0	0	0	

[illegible]

CFP 2007

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Union City Housing Authority		Grant Type and Number Capital Fund Program Grant No: NJ39P02650107 Replacement Housing Factor Grant No:			Federal FY of Grant: 2007
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:)					
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/07 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements	92,000.12	92,000.12	0	0
4	1410 Administration	82,169.00	82,169.00	82,169.00	0
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	5,000.00	5,000.00	0	0
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	74,955.12	52,197.12	0	0
11	1465.1 Dwelling Equipment—Nonexpendable	267,099.88	289,857.88	289,857.88	62,806.50
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service	300,470.88	300,470.88	300,470.88	0
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	821,695.00	821,695.00	672,497.76	62,806.50
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504				

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Union City Housing Authority			Grant Type and Number		Federal FY
			Capital Fund Program Grant No: NJ39P02650107		of Grant:
			Replacement Housing Factor Grant No:		2007
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:)					
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/07 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
	compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part II: Supporting Pages

PHA Name: UNION CITY HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: NJ39P02650107 Replacement Housing Factor Grant No:					Federal FY of Grant: 2007		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
					Original	Revised	Obligated	Expended	
PHA WIDE	SECURITY/MANAGEMENT IMPROVEMENT		1408	1	92,00.12	92,00.12	0	0	on target
PHA WIDE	ADMINISTRATION FEES		1410	1	82,169.00	82,169.00	82,169.00	0	on target
PHA WIDE	OPERATIONS		1406	1	0	0	0	0	on target
PHA WIDE	A/E SERVICES		1430	1	5,000	5,000	0	0	on target
NJ26-2	ADDITIONAL SITE WORK		1450	1	74,955.12	52,197.12	0	0	on target
NJ26-1	METAL STAIR PAINTING		1460	96	55,202.50	51,371.50	51,371.50	0	on target
NJ26-2	METAL STAIR PAINTING		1460	147	38,845.50	45,634.50	45,634.50	43,006.50	on target
NJ26-1	KITCHEN RENOVATIONS		1460	96	173,051.88	173,051.88	173,051.88	0	on target
NJ26-4	WATER HEATER SYSTEM		1460	101	0	15,500.00	15,500.00	15,500.00	completed
NJ26-3	NEW GARAGE DOOR		1460	111	0	4,300.00	4,300.00	4,300.00	completed
PHA WIDE	DEBT SERVICE FOR MOD. FUNDS		1501	PHA	300,470.88	300,470.88	300,470.88	0	on target
	TOTAL					0	0	0	

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part III: Implementation Schedule

PHA Name: UNION CITY HOUSING AUTHORITY			Grant Type and Number Capital Fund Program No: NJ39P02650107 Replacement Housing Factor No:				Federal FY of Grant: 2007
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
PHA-WIDE	9/12/09		9/30/07	9/12/2011			
PHA-WIDE	9/12/09			9/12/2011			
PHA-WIDE	9/12/09			9/12/2011			
NJ26-3	9/12/09		12/31/07	9/12/2011		12/31/07	
NJ26-4	9/12/09		9/30/07	9/12/2011		12/31/07	
NJ26-1 (stairs)	9/12/09		9/30/07	9/12/2011			
NJ26-1 (kitchens)	9/12/09		9/30/07	9/12/2011			
NJ26-3	9/12/09		9/30/07	9/12/2011			

CFP 2006

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Union City Housing Authority		Grant Type and Number Capital Fund Program Grant No: NJ39P02650106 Replacement Housing Factor Grant No:			Federal FY of Grant: 2006
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:)					
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/07 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	77,971.00	77,971.00	77,971.00	77,971.00
3	1408 Management Improvements	10,000.00	10,065.00	10,065.00	10,065.00
4	1410 Administration	77,971.00	77,971.00	77,971.00	0
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	30,000.00	37,000.00	37,000.00	27,500.00
8	1440 Site Acquisition				
9	1450 Site Improvement	5,000.00	0	0	0
10	1460 Dwelling Structures	297,435.12	295,370.12	295,370.12	0
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service	304,369.88	304,369.88	304,369.88	304,369.88
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	802,747.00	802,747.00	802,747.00	419,905.88
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504				

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Union City Housing Authority			Grant Type and Number		Federal FY
			Capital Fund Program Grant No: NJ39P02650106		of Grant:
			Replacement Housing Factor Grant No:		2006
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:)					
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/07 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
	compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

Annual Statement/Performance and Evaluation Report**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)****Part II: Supporting Pages**

PHA Name: UNION CITY HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: NJ39P02650106 Replacement Housing Factor Grant No:					Federal FY of Grant: 2006		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
PHA WIDE	SECURITY		1408	PHA	10,000.00	0	0	0	n/a
PHA WIDE	MANAGEMENT IMPROVEMENTS		1408	PHA	0	10,065.00	10,065.00	10,065.00	completed
PHA WIDE	ADMINISTRATION FEES		1410	PHA	77,971.00	77,971.00	77,971.00	0	on target
PHA WIDE	OPERATIONS		1406	PHA	77,971.00	77,971.00	77,971.00	77,971.00	completed
PHA WIDE	A/E SERVICES		1430	PHA	30,000.00	37,000.00	37,000.00	27,500.00	on target
NJ26-2	ADDITIONAL SITE WORK		1450	1	5,000.00	0	0	0	n/a
NJ26-1	APT RENOVATION (KITCHEN CABINETS AND CLOSET DOORS)		1460	96	129,386.00	295,370.12	295,370.12	0	on target
NJ26-2	APT RENOV – KITCHEN CABINETS		1460	147	63,175.00	0	0	0	n/a
NJ26-3	APT RENOV – KITCHEN CABINETS & CLOSET DOORS		1460	111	104,874.12	0	0	0	n/a
PHA WIDE	DEBT SERVICE FOR MOD. FUNDS		1501	PHA	304,369.88	304,369.88	304,369.88	304,369.88	completed
					802,747.00	802,747.00	802,747.00	419,905.88	

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part III: Implementation Schedule

[illegible]

CFP 2005

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Union City Housing Authority		Grant Type and Number Capital Fund Program Grant No: NJ39P02650105 Replacement Housing Factor Grant No:			Federal FY of Grant: 2005
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 1)					
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/07 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	83,156	83,156	83,156	83,156
3	1408 Management Improvements	10,000	132,138.34	132,138.34	36,498.85
4	1410 Administration	83,156	83,156	83,156	83,156
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	34,000	23,700	23,700	21,700
8	1440 Site Acquisition				
9	1450 Site Improvement	10,000	18,633.41	18,633.41	0
10	1460 Dwelling Structures	313,409.75	192,938	192,938	192,938
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service	297,838.25	297,838.25	297,838.25	297,838.25
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	831,560	831,560	831,560	715,287.10
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504				

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Union City Housing Authority			Grant Type and Number		Federal FY
			Capital Fund Program Grant No: NJ39P02650105		of Grant:
			Replacement Housing Factor Grant No:		2005
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 1)					
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/07 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
	compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part II: Supporting Pages

PHA Name: UNION CITY HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: NJ39P02650105 Replacement Housing Factor Grant No:					Federal FY of Grant: 2005		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
PHA WIDE	SECURITY		1408	PHA	10,000	95,639.49	95,639.49	0	ON TARGET
PHA WIDE	MANAGEMENT IMPROVEMENTS		1408	PHA	0	36,498.85	36,498.85	36,498.85	COMPLETE
PHA WIDE	ADMINISTRATION FEES		1410	PHA	83,156	83,156	83,156	83,156	COMPLETE
PHA WIDE	OPERATIONS		1406	PHA	83,156	83,156	83,156	83,156	COMPLETE
PHA WIDE	A/E SERVICES		1430	PHA	34,000	23,700	23,700	21,700	ON TARGET
NJ26-2	ADDITIONAL SITE WORK		1450	1	10,000	0	0	0	N/A
NJ26-2	PLAYGROUND EQUIPMENT		1450	1	0	18,633.41	18,633.41	0	ON TARGET
NJ26-1	APT RENOV – BATH TUB REPLACEMENT		1460	96	35,000	46,944	46,944	46,944	COMPLETE
NJ26-2	APT RENOV – BATH TUB REPLACEMENT		1460	147	35,415.75	71,883	71,883	71,883	COMPLETE
NJ26-3	APT RENOV – BATH TUB REPLACEMENT		1460	111	60,000	54,279	54,279	54,279	COMPLETE
NJ26-1	MAIN WATER SHUT OFF VALVES TO APTS		1460	225	50,000	0	0	0	N/A
NJ26-2	MAIN WATER SHUT OFF VALVES TO APTS		1460	191	50,000	0	0	0	N/A
NJ26-3	MAIN WATER SHUT OFF VALVES TO APTS		1460	135	50,000	0	0	0	N/A
NJ26-4	MAIN WATER SHUT OFF VALVES TO APTS		1460	40	32,994	0	0	0	N/A
NJ26-1	METAL STAIR REPAIRS		1460	96	0	7,864	7,864	7,864	COMPLETE
NJ26-2	METAL STAIR REPAIRS		1460	147	0	11,968	11,968	11,968	COMPLETE

Annual Statement/Performance and Evaluation Report**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)****Part II: Supporting Pages**

PHA Name: UNION CITY HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: NJ39P02650105 Replacement Housing Factor Grant No:				Federal FY of Grant: 2005			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
PHA WIDE	DEBT SERVICE FOR MOD. FUNDS		1501	PHA	297,838.25	297,838.25	297,838.25	297,838.25	COMPLETE
					831,560	831,560	831,560	715,287.10	

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ATTACHMENT E: FY 2008 Capital Fund Program 5 Year Action Plan

Capital Fund Program Five-Year Action Plan Part I: Summary					
PHA Name UNION CITY HOUSING AUTHORITY				<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:	
Development Number/Name/ HA-Wide	Year 1	Work Statement for Year 2 FFY Grant: 2009 PHA FY: 2009	Work Statement for Year 3 FFY Grant: 2010 PHA FY: 2010	Work Statement for Year 4 FFY Grant: 2011 PHA FY: 2011	Work Statement for Year 5 FFY Grant: 2012 PHA FY: 2012
	Annual Statement				
PHA WIDE		122,169.00	122,169.00	122,169.00	122,169.00
PHA WIDE		301,249.01	301,249.01	301,249.01	301,249.01
PHA WIDE					
NJ26-1		60,509.00	53,081.85	55,899.00	98,671.00
NJ26-2		132,429.72	59,290.00	97,852.00	68,399.00
NJ26-3		95,375.00	165,558.00	84,092.00	142,204.00
NJ26-4		109,963.27	120,347.14	160,433.99	89,002.99
TOTAL CFP Funds Listed for 5-year planning		821,695.00	821,695.00	821,695.00	821,695.00
Replacement Housing Factor Funds					

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages—Work Activities

Activities for Year 1	Activities for Year :__2__ FFY Grant: 2009 PHA FY: 2009			Activities for Year: __3__ FFY Grant: 2010 PHA FY: 2010		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See	PHA WIDE	MANAGEMENT/ ADMINISTRATIVE/OTHER	122,169	PHA WIDE	MANAGEMENT/ ADMINISTRATIVE/OTHERS	122,169
Annual	PHA WIDE	DEBT SERVICE	301,249.01	PHA WIDE	DEBT SERVICE	301,249.01
Statement						
	NJ26-1	BASEMENT UPGRADE – DOORS, FLOORS, ETC	14,652	NJ26-1	EMERGENCY GENERATORS	38,756.85
		BOILER MONITORING SYSTEM	10,000		PRESSURE RELIEF VALVE	2,225
		RADIATOR VALVES AND TRAPS	2,110		MAIN WATER LINE SHUT OFF VALVES TO APTS.	2,100
		WINDOWS FOR APTS AND COMMON AREAS	33,747		DAY CARE CENTER UPGRADE	10,000
	NJ26-2	BOILER MONITORING SYSTEM	25,652	NJ26-2	PRESSURE RELIEF VALVES	2,225
		NEW FIRE ALARM SYSTEM / DETECTORS	21,000		FLOAT THERMOSTATIC STEAM TRAPS	1,050
		APT UPGRADE – STOVES, CABINETS, ETC	10,000		BUILDING ENTRANCE AND REAR DOORS	15,000
		ADDITIONAL WORK TO HILLSIDE PAVILION	10,000		MAIN WATER LINE SHUT OFF VALVES TO APTS.	2,268
		ADDITIONAL SITE WORK	10,000		COMMON AREA/LOBBY UPGRADE	38,747
		WINDOWS FOR APTS AND COMMON AREAS	33,747.72	NJ26-3	NEW FIRE ALARM SYSTEM / DETECTORS	73,113
		BASEMENT UPGRADE – DOORS, FLOORS, ETC.	10,000		PRESSURE RELIEF VALVE	2,225
		RADIATOR VALVES AND TRAPS	12,030		SPRINKLER SYSTEM UPGRADE	10,000
	NJ26-3	BOILER MONITORING SYSTEM	4,652		EMERGENCY FIRE DOORS	15,000
		APT UPGRADE – STOVES, CABINETS, ETC.	10,000		BUILDING ENTRANCE DOOR AND REAR DOORS	20,000
		PARKING LOT UPGRADE PAVEMENT	10,000		FLOAT THERMOSTATIC STEAM TRAPS	15,000

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages—Work Activities

Activities for Year 1	Activities for Year :__2__ FFY Grant: 2009 PHA FY: 2009			Activities for Year: __3__ FFY Grant: 2010 PHA FY: 2010		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
		WINDOWS FOR APTS AND COMMON AREAS	38,747		EMERGENCY WATER TANK	15,000
		COMPUTER UPGRADE (ADDITIONAL)	10,000		OUTSIDE SENSOR LIGHTING	4,400
		BASEMENT UPGRADE – DOORS, FLOORS, ETC.	11,976		MAIN WATER LINE SHUT OFF VALVES TO APPTS.	10,820
		RADIATOR VALVES AND TRAPS	10,000			
	NJ26-4	COMMON AREAS/LOBBY UPGRADE	4,652	NJ26-4	EMERGENCY CALL AID SYSTEM	10,000
		APARTMENT RENOVATION ADDITIONAL WORK	54,311.27		NEW FIRE ALARM SYSTEM / DETECTORS	48,728.02
		RADIATOR VALVES AND TRAPS	11,000		SPRINKLER SYSTEM UPGRADE	11,000
		BOILER MONITORING SYSTEM	20,000		ADDITIONAL MAINTENANCE VEHICLES	27,579.12
		BASEMENT UPGRADE – DOORS, FLOORS, ETC	20,000		MAIN WATER LINE SHUT OFF VALVES TO APPTS.	13,645
					ELEVATOR ADDITIONAL WORK	9,395
Total CFP Estimated Cost			821,695			821,695

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages—Work Activities

Activities for Year : __4__ FFY Grant: 2011 PHA FY: 2011			Activities for Year: _5__ FFY Grant: 2012 PHA FY: 2012		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
PHA WIDE	MANAGEMENT/ADMINISTRATIVE/OTHER	122,169	PHA WIDE	MANAGEMENT/ADMINISTRATIVE/OTHER	122,169
PHA WIDE	DEBT SERVICE	301,249.01	PHA WIDE	DEBT SERVICE	301,249.01
NJ26-1	SPRINKLER SYSTEM UPGRADE	10,000	NJ26-1	HEATING SYSTEM ADDITIONAL	40,671
	NEW FIRE ALARM SYSTEM / DETECTORS	5,000		COMMON AREA STAIRS TREADS	15,000
	COMMON AREA/LOBBY UPGRADE	7,152		APARTMENT UPGRADE ADDITIONAL WORK	15,000
	ADD. WORK AT COURT YARD (PAVILION)	33,747		LANDSCAPING	8,000
NJ26-2	EMERGENCY FIRE DOORS	10,000		COMMON AREA PAINT AND GRAFFITI RESISTANT	10,000
	MAIL BOXES	3,393		BLDG ENTRANCE AND REAR DOORS	10,000
	SPRINKLER SYSTEM UPGRADE	15,000	NJ26-2	BOILER/HEATING SYSTEM ADDITIONAL	38,747
	NEW ELEVATOR ADDITIONAL WORK	12,152		SNOW EQUIPMENT REMOVAL	14,652
	NEW COMPACTOR MACHINE/CHUTE	38,747		COMMON AREA STAIRS TREADS	5,000
	COMMON AREA PAINT AND GRAFFITI RESISTANT	10,605		EMERGENCY GENERATORS	10,000
	BRICK POINTING	7,955	NJ26-3	HEATING SYSTEM ADDITIONAL	38,747
NJ26-3	MAINTENANCE GARAGE DOOR	8,000		EMERGENCY GENERATORS	39,366
	COMMON AREA LIGHTING UPGRADE	12,000		BRICK POINTING	9,652
	NEW COMPACTOR MACHINE/CHUTE	36,504		NEW ELEVATOR ADDITIONAL WORK	15,000
	NEW ADMINISTRATION OFFICE (ADDITIONAL)	15,000		ADDITIONAL SITE WORK	15,000
	COMMON AREA STAIR TREADS	12,588		COMMON AREA PAINT AND GRAFFITI RESISTANT	15,000
NJ26-4	EMERGENCY GENERATORS	38,737.87		PARKING LOT SEWER SYSTEM	9,439
	PRESSURE RELIEF VALVE	2,225	NJ26-4	HALLWAYS/STAIRS LIGHTING AND EXIT SIGNS	15,000
	EMERGENCY FIRE DOORS	15,000		OUTSIDE SENSOR LIGHTING	9,660.12

Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages—Work Activities

Activities for Year : __4__ FFY Grant: 2011 PHA FY: 2011			Activities for Year: _5__ FFY Grant: 2012 PHA FY: 2012		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
	FLOAT THERMOSTATIC STEAM TRAPS	2,100		LANDSCAPING	5,000
	BLDG ENTRANCE AND REAR DOORS	62,371.12		NEW GARAGE DOORS	15,000
	SITE WORK IMPROVEMENTS (PATIO, GAZEBO)	10,000		HEATING SYSTEM ADDITIONAL	18,737.87
	WINDOW FOR APTS. AND COMMON AREAS	15,000		REFRIGERATOR REPLACEMENT	10,000
	COMMON AREA PAINTING AND GRAFFITI	15,000		PARKING LOT UPGRADE	15,605
Total CFP Estimated Cost		821,695			821,695

ATTACHMENT F: Resident Advisory Board Recommendations
(Narrative Report for the Public Meeting & Narrative Report for the
Agency Plan)

Union City Housing Authority
Narrative Report for the Public Meeting
CFP 2008
February 28, 2008 at 6:00 p.m.

Present:

Jose Alba
Waldo Morin

Letters announcing the meeting and setting forth the date, time, place, and purpose of the meeting were delivered to all members of the Resident Advisory Board six days prior to the meeting date. No members of the Advisory Board were in attendance at the meeting, however, they did voice their support of the Authority's past and proposed CFP activities via conversations with Housing Authority administrative staff members.

No written comments were submitted.

ATTACHMENT G: Membership Of Resident Advisory Board

Connie Mendez
308 West Street, Apt. 2D
Union City, NJ 07087
201-319-0259

Antoinette Lupo
634, 39 Street, Apt. 3F
Union City, NJ 07087
201-330-0164

Jose Lorenzo
3911 Kennedy Blvd, Apt 8B
Union City, NJ 07087
201-866-1144

Margarita Marin
3700 Palisades Ave, Apt 6A
Union City, NJ 07087
201-866-6376

Migdalia Ferrandiz
3700 Palisades Ave
Union City, NJ 07087
201-867-0362

ATTACHMENT H: Resident Membership On The PHA Governing Board

The Union City Housing Authority is aware of the recently enacted HUD regulation requiring PHAs to include at least one resident on its governing board. The Authority currently has the following resident on its Board of Commissioners:

Pricilla Arroyo

Term: 3/15/05 to 7/19/08

Appointed by: Mayor and City Commissioners

ATTACHMENT I: Deconcentration Policy

Component 3, (6) Deconcentration and Income Mixing

- a. ☒ Yes ☐ No: Does the PHA have any general occupancy (family) public housing developments covered by the deconcentration rule? If no, this section is complete. If yes, continue to the next section.
- b. ☐ Yes ☒ No: Do any of these covered developments have average incomes above or below 85% to 115% of the average incomes of all such developments? If no, this section is complete.

If yes, list these developments as follows:

Deconcentration Policy for Covered Developments

Development Name	Number of Units	Explanation (if any) [see step 4 at 903.2(c)(1)(iv)]	Deconcentration Policy (if no explanation) [see step 5 at 903.2(c)(1)(b)]
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DECONCENTRATION POLICY

It is the Union City Housing Authority's policy to provide for deconcentration of poverty and encourage income mixing by bringing higher income families into lower income developments and lower income families into higher income developments. Toward this end, we will skip families on the waiting lists to reach other families with lower or high income. We will accomplish this in a uniform and non-discriminatory manner.

The Housing Authority will affirmatively market our housing to all eligible income groups. Lower income residents will not be steered toward lower income developments and higher income residents will not be steered toward higher income developments.

Prior to the beginning of each fiscal year, we will analyze the income levels of families residing in each of our developments, the income levels of census tracts in which our developments are located, and the income levels of families on the applicable waiting list(s). Based on this analysis, we will determine the level of marketing strategies and deconcentration incentives to be implemented.

ATTACHMENT J: Organizational Chart

Board of Directors

Executive Director

Campus of Learners Coordinator	Accounting	Personnel/Operations	Maintenance	Section 8 Administration	Low Rent	Modernization
	CFP	Director of Housing Operations	Facilities Manager	Section 8 Manager	Tenants/Occupancy Adm.	Modernization Administrator
	Purchasing	Secretary	Maintenance Supervisor	Inspectors	Low Rent Administrator	
	Bookkeeping	Security Personnel	Maintenance Technician			

ATTACHMENT K: Consistency With Consolidated Plan

The Union City Housing Authority's Agency Plan is consistent with the County's Consolidated Plan in that:

- A. The Authority will apply for additional rent vouchers.
- B. The Authority is making efforts to attract potential landlords to participate in the Section 8 Program.
- C. The Authority seeks to minimize public housing vacancies via effective maintenance and management policies.
- D. The Authority seeks to renovate/modernize its public housing stock.
- E. As a designated Campus of Learners (a unique distinction afforded to only 23 PHA's nationally), the Authority seeks to continue and improve upon its program of providing residents with education, job training, and employment opportunities relating to computer technology in a college campus-like setting.

ATTACHMENT L: PHA Criteria For Amendments To Plan

Pursuant to applicable HUD regulations, a PHA may change or modify its Annual and Five-Year Plans and the policies described therein. However, any “significant amendment or modification” to the Annual Plan and any “substantial deviations” from the Five-Year Plan would require that the PHA submit a revised Plan that has met full public process requirements, including Resident Advisory Board review.

The Union City Housing Authority will consider the following to be “significant amendments or modifications”:

- A. Changes to rent or admissions policies or organization of the waiting list;
- B. Changes to Grievance Procedures;
- C. Additions of non-emergency work items (items not included in the current Annual Statement or 5-year Action Plan) or change in use of replacement reserve funds under the Capital Fund
- D. Additions of new activities not included in the current PHDEP Plan;
- E. Any change with regard to Demolition or Disposition, Designation, Homeownership programs or Conversion activities

The Authority will consider the following to constitute a “substantial deviation” from the Five-Year Plan:

- A. Any modification to the PHA’s Mission Statement or any substantial modification to the PHA’s goals and/or objectives.

An exception to these definitions will be made for any of the above that are adopted to reflect changes in HUD regulatory requirements; such changes will not be considered substantial deviations or significant amendments by the Authority.

ATTACHMENT M: Summary of Pet Policy

In accordance with the new HUD regulations, implementing Section 31 of the U.S. Housing Act of 1937, the Union City Housing Authority has adopted a formal Pet Policy permitting public housing residents in general occupancy developments to own pets. As expressed in the said Pet Policy, pet ownership is subject to the following “reasonable requirements”:

- A. Limitations on the size of the pet and the number of pets permitted in a given unit
- B. Issuance of Pet Permit
- C. Registration of pet with municipality
- D. Inspection of apartment, upon notice, to ensure compliance
- E. Current Pet Owners are grandfathered

ATTACHMENT N: Implementation of Public Housing Resident Community Service Requirement

Pursuant to Section 12(c) of the U.S. Housing Act of 1937, each adult resident of public housing must participate in eight (8) hours of community service and/or economic self-sufficiency activities per month, unless they meet the criteria for an exemption. The Housing Authority of Union City is implementing the stated requirement.

ATTACHMENT O: Follow-Up Plan--Communications

Date of Initial Submission to HUD: January 17, 2003

Communications:

The elements of the Follow-up Plan for improving communications between the Authority and Residents are:

- A. Pursuing more aggressively in notifying residents regarding meetings, events, and any other information of interest.
 - 1. In the past we have posted information, it appears since residents claim they haven't received information, we will be mailing all future communicates to residents at a cost to the Authority of \$5,700.
- B. At reexamination time we will make sure each resident will spend an hour with the Public Housing Specialist to review line by line items on the lease to know what they are responsible for.
- C. We will continue our monthly meetings with tenant to answer any particular questions or concerns that any tenant might have on the course of the month on a day to day basis.
 - a. After the Authority has spent \$4.5 million in setting up a state of the art facility to support our residents in growth and development in areas of education, job training, entertainment, sports, family counseling, drug intervention and martial disputes, we have done our share. However, once again we'll notify residents by mail of any future development as it relates to tenant organization.

Estimated cost of improving communications: \$22,470

Source of Funds: Operating Revenue

Implementation Date: ongoing

ATTACHMENT P: Follow-Up Plan—Safety

Safety:

The Follow-up Plan for improving Safety:

- A. A contract has been executed with the Department of Juvenile Bureau to continue leasing the midtown police facility and police community office located at 640-39th St. This facility will continue operating 24 hours a day, 7 days a week. The Housing Authority rehabilitated this facility to meet the standards of the police department.
- B. We have hired on a full-time basis a contingency of security guards for all of our sites. They are on duty 24 hours a day, 7 days a week including holidays.
- C. We have purchased and installed security cameras in certain sensitive areas recommended by the Chief of Police at a cost of \$17,500. Based on the Authority budget, we will continue installing cameras when needed. Estimated cost for installing cameras on all common grounds is \$70,000.
- D. We have instituted a screening process with the State Police Department and other local enforcement agencies as well as previous landlords, schools, and employees to verify the integrity of future residents. We will continue our screening process as such we have had altercations due to screening people that have been denied housing.
 - 1. Operating cost of this expenditure: \$2,940 per year
- E. Now that a police precinct has been established on site, the chief of police has given the authority every assurance that there will be a meeting conducted at least once a month at this facility to discuss and address any safety issues that are of concern to our residents.

Estimated cost of improving safety: \$291,690

Source of Funds: Operating Revenue

Implementation date: ongoing

ATTACHMENT Q: Follow-Up Plan—Neighborhood Appearance

Appearance:

The Follow-up Plan for improving the physical appearance of the area is:

- A. There has been a big improvement in the reduction of noise. We have our security guards monitoring all sites. When noise exceeds the level of disturbance, security guard issues an ordinance to the resident.
- B. On a monthly basis each and every apartment unit as well as the common area is exterminated. When a resident has a specific need for further assistance in this area, the Authority contracts exterminating service provider for a special visit to address their particular need. Needless to say, this is an additional cost inquired by the Authority over and above the contractor cost for the services.
- C. Residents will be informed as part of the new improved communication program. We will inform each and every resident that if they have a specific need to contact our office for additional services, they will also be informed that the need to have better housekeeping habits as it relates to cleanliness, as we have been told by the exterminating company that every time they were out on a “special call” they were appalled at the fact that those apartments were filthy.

Estimated cost of improving appearance: \$568,249

Source of Funds: Operating Revenue

Implementation Date: ongoing

ATTACHMENT R: FSS Action Plan

The Union City Housing Authority has taken the following steps to achieve the minimum program size:

- A. Set aside additional financial reserves to step up recruitment process
- B. Surveyed Section 8 beneficiaries to collect data on work preferences and training needs
- C. Contacted all Section 8 qualified candidates for FSS program
- D. Conducted seminars for qualified Section 8 candidates on merits and benefits of FSS program
- E. Increased recruitment process of qualified Section 8 beneficiaries to sign for FSS plan
- F. Recruited 17 families who have signed for the program

ATTACHMENT S: Performance & Evaluation Report CFP Bond Leveraging Program

UNION CITY HOUSING AUTHORITY
LEVERAGING BOND FUNDS
NARRATIVE REPORT
AS OF DECEMBER 31, 2007

All work for the leveraging bond has been completed and closed out, and all the original funds deposited in the Bank of New York (Trustees) on December 24, 2007 have been expended. Some of the interest gained from this bond was used for construction and has also been expended.

The Authority, as per the request of the Housing and Mortgage Finance Agency, will be submitting, next month to HUD, a budget revision for approval in order to receive funds for administration fees from the remaining interest gained on the bond funds and any other leftover funds. This budget revision was approved by HUD and all the paperwork and requisition for payment was sent to the HMFA. Once the Authority receives the administration fees, all close out documentation will be sent to HUD.

LEVERAGING BOND FUNDS BUDGET SUMMARY

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Union City Housing Authority		Grant Type and Number Capital Fund Program Grant No: LEVERAGING BOND FUNDS Replacement Housing Factor Grant No:			Federal FY of Grant: as of 12/31/07
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/07 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements				
4	1410 Administration	124,991.77		124,991.77	
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	216,215		216,215	216,215
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	3,672,094		3,672,094	3,672,094
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Bond Fund/Total Bond Proceeds: (sum of lines 2 – 20)	4,013,300.77		4,013,300.77	3,888,309.00

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Union City Housing Authority		Grant Type and Number Capital Fund Program Grant No: LEVERAGING BOND FUNDS Replacement Housing Factor Grant No:			Federal FY of Grant: as of 12/31/07
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:)					
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/07 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part II: Supporting Pages

PHA Name: UNION CITY HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No:					LEVERAGING BOND FUNDS		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
					Original	Revised	Obligated	Expended	
PHA WIDE	A/E SERVICES		1430		210,455		210,455	210,455	completed
NJ26-2 & 3	ENVIRONMENTAL TESTING – LEAD BASE PAINT & ASBESTOS		1430		5,760		5,760	5,760	completed
NJ26-4	APARTMENT RENOVATIONS		1460		1,139,494		1,139,494	1,139,494	completed
PHA WIDE	HEATING SYSTEM UPGRADE		1460		553,000		553,000	553,000	completed
NJ26-2&3	ELEVATOR REPLACEMENT		1460		1,686,300		1,686,300	1,686,300	completed
NJ26-2	REPLACEMENT APT. ENTRANCE DOORS		1460		154,300		154,300	154,300	completed
NJ26-4	EXTERIOR BRICKPOINTING		1460		139,000		139,000	139,000	completed
PHA WIDE	ADMINISTRATION FEES		1410		124,991.77		124,991.77	0	on target
PLEASE NOTE									
\$3,808,807.08 is the FINAL PRICING deposited in the Bank of NY. Interest accumulated was used for construction and administration fees.									
<u>ALL ORIGINAL FUNDS ARE OBLIGATED AND EXPENDED</u>					4,013,300.77	0	4,013,300.77	3,888,309	

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part III: Implementation Schedule

[illegible]

MEMORANDUM

RE: UNION CITY HOUSING AUTHORITY

The Union City Housing Authority has prepared its Agency Plan in compliance with section 511 of the Quality Housing and Work Responsibility Act of 1998 and ensuing HUD requirements. In accordance with said requirements, the Authority conducted a public hearing in order to invite public discussion on the FY 2008 Agency Plan. Proper notice of the public hearing was given via publication of a legal advertisement in *The Jersey Journal*, a newspaper of general circulation in the Union City area, at least 45 days prior to the public hearing date.